



Proposed Therapy Building

UTAH STATE DEVELOPMENTAL CENTER

USDC Needs Analysis

- Dispersed services and programs
- Ineffective and inefficient space for programs
- Antiquated facilities

Staff Hours

Transporting Individuals
in Wheelchairs

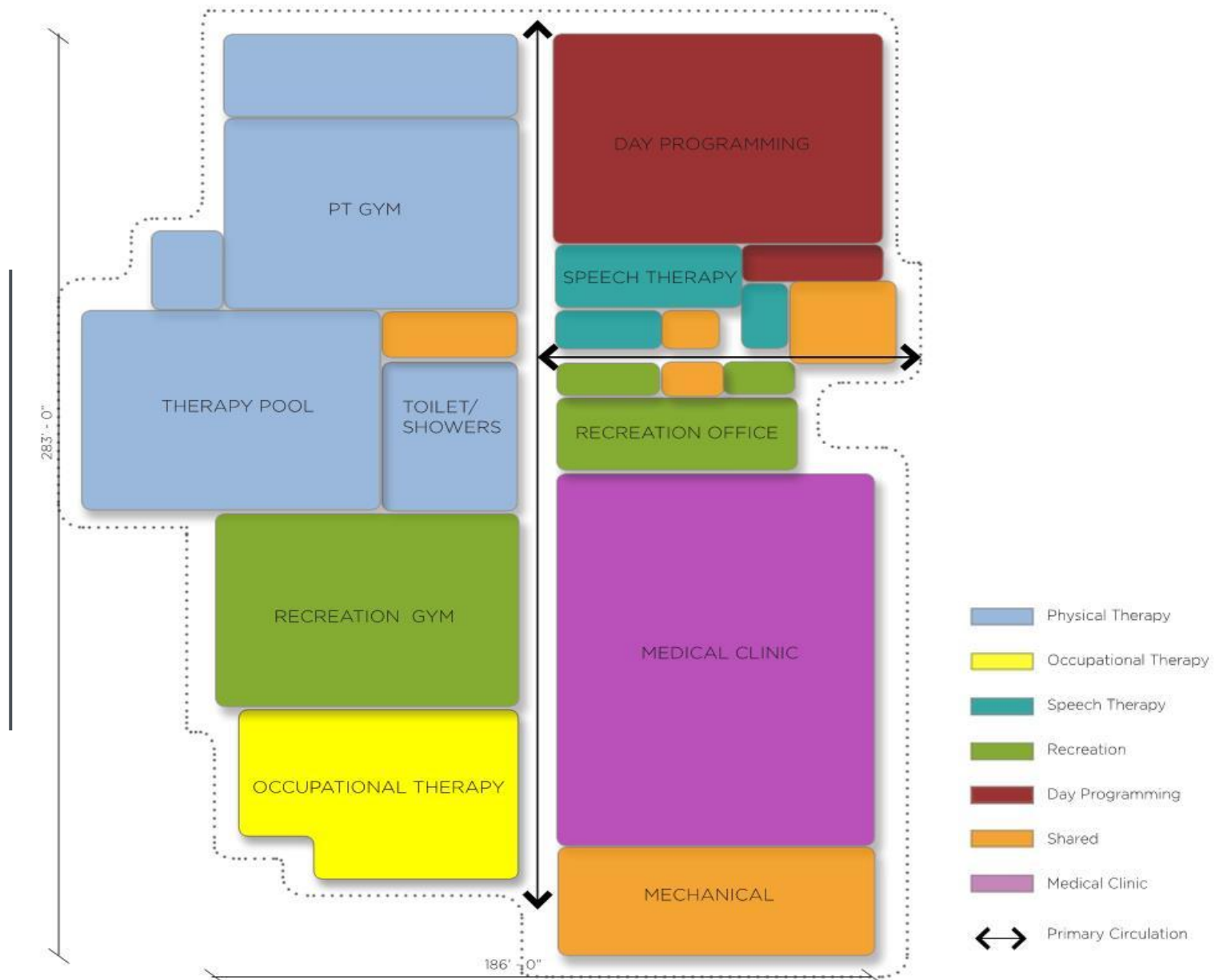
- Total number of wheelchairs: **115**
- Number of trips per staff: **8**
- Average minutes per trip: **15**
- Total staff hours: **230**
- Total number of days/year: **130**
- Annual total staff hours: **29,900**

Opportunity

- New energy efficient facility
- Centralized services and programs
- Adequate space for programs
- Streamlined space utilization
- Efficient circulation, wayfinding and communication
- Lower utilities and maintenance costs

Therapy Building

50,340 square feet



Phase 1: Demolition

Building 32: Storage/Warehouse

Building 33: Heather Lodge/HR

Building 34: Mountain View/TLC



Therapy Building

Demolition cost estimate

Bldg 32: 12,950sf @ \$5.50/sf = \$71,170.00

Bldg 33: 11,029sf @ \$5.50/sf = \$60,659.50

Bldg 34: 11,029sf @ \$5.50/sf = \$60,659.50

Total Building Demo: \$192,489.00

Phase 2: Construction



Therapy Building

Project cost estimate

CONSTRUCTION COST OPINION SUMMARY

	COST PER SF	TOTAL
SITE WORK (INCLUDES DEMO)	\$ 26.98	\$ 1,358,050
CONCRETE	\$ 60.87	\$ 3,064,300
MASONRY / EXTERIOR SKIN	\$ 52.83	\$ 2,659,488
METALS	\$ 26.39	\$ 1,328,654
WOODS AND PLASTICS	\$ 11.42	\$ 574,825
THERMAL AND MOISTURE PROTECTION	\$ 16.52	\$ 831,650
DOORS AND WINDOWS	\$ 28.15	\$ 1,417,060
FINISH	\$ 32.76	\$ 1,649,040
SPECIALTIES	\$ 18.15	\$ 913,410
CONVEYING SYSTEMS	\$ -	\$ -
MECHANICAL [INCLUDES POOL]	\$ 74.24	\$ 3,736,995
ELECTRICAL	\$ 40.49	\$ 2,038,005
	\$ 388.79	\$ 19,571,476
UNDEFINED BUILDING ELEMENTS (Contingency)	\$ 11.66	3.00% \$ 587,144
INFLATION	\$ 23.33	6.00% \$ 1,174,289
GENERAL CONDITIONS	\$ 19.44	5.00% \$ 978,574
PROFIT AND OVERHEAD	\$ 13.61	3.50% \$ 685,002
CONSTRUCTION SUB TOTAL	\$ 456.83	\$ 22,996,484

ESTIMATED PROJECT SOFT COSTS

Pre-Design	1.25%	\$ 266,661
Other Soft costs	3.00%	\$ 689,895
Project Contingency	10.00%	\$ 1,957,148
Furnishings (Allowance)	LS	\$ 425,000
Equipment IT (Allowance)	LS	\$ 300,000
Design Fees	8.00%	\$ 1,706,633
Testing & Inspection (Estimated)	0.90%	\$ 206,968
PROJECT TOTAL COST		\$ 28,341,820